

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

119 Springvale Road, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$750,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Nunawading

Period - From 11/07/2022 to 10/07/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1/235 Mitcham Rd MITCHAM 3132	\$869,500	15/04/2023
2	225 Springvale Rd NUNAWADING 3131	\$821,000	02/03/2023
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/07/2023 14:04



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Property Type: House
Land Size: 452 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
11/07/2022 - 10/07/2023: \$1,150,000

Comparable Properties



1/235 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$869,500
Method: Private Sale
Date: 15/04/2023
Property Type: House
Land Size: 401 sqm approx



225 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$821,000
Method: Private Sale
Date: 02/03/2023
Property Type: House (Res)
Land Size: 529 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888